



Order Filed on September 11, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)  
MILSTEAD & ASSOCIATES, LLC

By: Andrew M. Lubin

Atty. ID: AL0814

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

File No.: 213532-9

Attorneys for Movant: Select Portfolio Servicing  
Inc. as servicing agent for U.S. Bank NA,  
successor trustee to Bank of America, NA,  
successor to LaSalle Bank NA, as trustee, for the  
WaMu Mortgage Pass-Through Certificates,  
Series 2004-CB4

In Re:

Charles Lo Bello, Jr.

Case No.: 18-10745-RG  
Chapter 13

Judge: Rosemary Gambardella

**ORDER VACATING AUTOMATIC STAY**

The relief set forth on the following pages, number two (2) through two (2) is hereby ORDERED

**DATED: September 11, 2018**

A handwritten signature in cursive script that reads "Rosemary Gambardella".  
\_\_\_\_\_  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

Upon the motion of Select Portfolio Servicing Inc. as servicing agent for U.S. Bank NA, successor trustee to Bank of America, NA, successor to LaSalle Bank NA, as trustee, for the WaMu Mortgage Pass-Through Certificates, Series 2004-CB4 under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the Movant's rights in the following:

Real property more fully described as:

**222 Park Avenue, Hackettstown, NJ 07840**

ORDERED that Movant shall be permitted to communicate with the Debtor and Debtor's counsel to the extent necessary to comply with applicable non-bankruptcy laws; and it is further

ORDERED that the Movant may join the Debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Charles Lo Bello, Jr.  
 Debtor

Case No. 18-10745-RG  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Sep 12, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 14, 2018.

db +Charles Lo Bello, Jr., 166 Highland Cross, Rutherford, NJ 07070-2141

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 14, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 12, 2018 at the address(es) listed below:

Alexandra T. Garcia on behalf of Creditor US Bank National Association, as Trustee for NRZ Pass-through Trust IX NJECFMAIL@mwclaw.com, nj-ecfmail@ecf.courtdrive.com  
 Andrew Sklar on behalf of Creditor Donna V. Lomp andy@sklarlaw.com, dolores@sklarlaw.com  
 Andrew M. Lubin on behalf of Creditor U.S. Bank NA, successor trustee to Bank of America, NA, successor to LaSalle Bank NA, as trustee, for the WaMu Mortgage Pass-Through Certificates, Series 2004-CB4 bkecf@milsteadlaw.com, alubin@milsteadlaw.com  
 Brian E Caine on behalf of Creditor THE BANK OF NEW YORK MELLON, Et Al... bcaine@parkermccay.com, BKcourtnotices@parkermccay.com  
 Brian E Caine on behalf of Creditor The Bank of New York Mellon fka The Bank of New York as successor indenture trustee to JPMorgan Chase Bank, N.A., as indenture trustee for the CWABS revolving home equity loan trust, Series 2004-Q bcaine@parkermccay.com, BKcourtnotices@parkermccay.com  
 Harvey I. Marcus on behalf of Debtor Charles Lo Bello, Jr. him@lawmarcus.com  
 Kevin Gordon McDonald on behalf of Creditor U.S. Bank National Association, Et Al... kmcdonald@blankrome.com, bkgroup@kmlawgroup.com  
 Marie-Ann Greenberg magecf@magtrustee.com  
 Melissa S DiCerbo on behalf of Creditor NRZ Pass-Through Trust IX nj-ecfmail@mwclaw.com, nj-ecfmail@ecf.courtdrive.com  
 Susan B. Fagan-Rodriguez on behalf of Creditor U.S. Bank as Cust for BV001 Trst & Crdtrs sbflesq@optonline.net  
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11